

Bill Cullen MBA (ISM), BA(Hons) MRTPI
Chief Executive

Please Ask For: Emma Baumber
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Your Ref:
Our Ref: 26/00181/EAS
Date: 15th May 2026



**Hinckley & Bosworth
Borough Council**

Jack Bell
Savills
Mountbatten House
1 Grosvenor Square
Southampton
SO15 2BZ

Dear Jack,

Request for Screening Opinion under Regulation 6 of The Town and Country Planning (Environmental Impact Assessment) Regulations 2017

Application: EIA Screening Request - Development of up to 130 residential dwellings and provision of land for a new community use/facility with associated infrastructure, open space and access

Application No: 26/00181/EAS
Address: Land Adjacent Northwood Farm, Wood Lane, Higham on the Hill

The proposed development falls within the description contained in paragraph 10(b) of Schedule 2 of the 2017 Regulations "Urban development projects, including the construction of shopping centres and car parks, sports stadiums, leisure centres, and multiplex cinemas". The development exceeds the applicable thresholds including: (iii) The area of the development exceeds 5 hectares. The development proposed is therefore Schedule 2 development within the meaning of the 2017 EIA Regulations.

The Local Planning Authority (LPA) is of the view, having taken into account the criteria set out in Schedule 3 of the 2017 Regulations, PPG guidance and the information submitted with this screening request that the proposed development would not be likely to have such significant effects on the environment by virtue such as its nature, size or location alone, or in accumulation with other developments, and that an Environmental Impact Assessment would not be required in this instance.

If you have any queries on the above points, please do not hesitate to contact me.

Yours faithfully

C. Brown

Christopher Brown MRTPI
Head of Planning